

# Sunset Area Planned Action

**FEIS, Planned Action Ordinance &  
Comprehensive Plan Amendments**

**Erika Conkling, AICP**  
Senior Planner

Committee of the Whole  
March 21, 2011

City of  
**Renton**  
Community and Economic Development



[illegible]

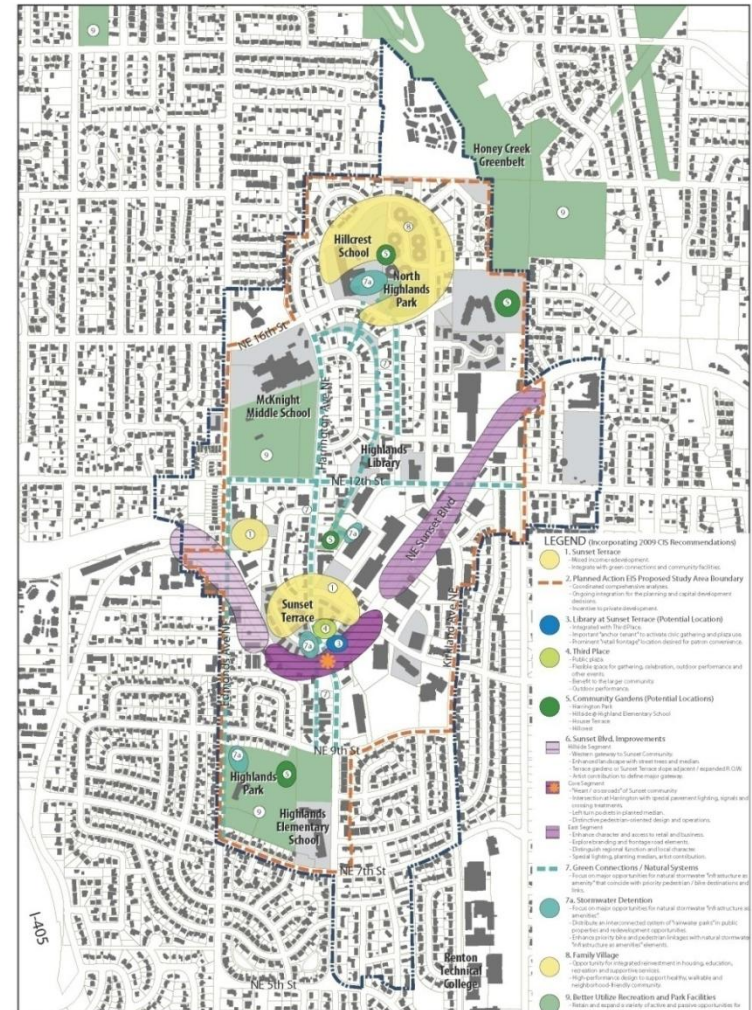
- **Considers alternatives, impacts, and mitigation**
- **Discloses important information for decision-making**
- **Allows for public and agency comments on the proposal**



# What is the Sunset Area EIS/ Planned Action?

## Analyzes four areas:

- Redevelopment RHA's Sunset Terrace
- Sunset Boulevard improvements
- Master stormwater drainage plan
- General neighborhood redevelopment, including public and private investment



SUNSET EIS NEIGHBORHOOD FRAMEWORK  
DIAGRAM FOR SCOPING PURPOSES



# Putting Community Ideas to Work

## Sunset Area EIS/Planned Action builds off:

- Land use and zoning changes suggested by the first Highlands Task Force
- Community recommendations made by the second Task Force
- Actions endorsed by the Sunset Community Investment Strategy



# Draft Environmental Impact Statement

- Issued in December 2010
- Public Hearing January 5th
- Comments made by agencies and the general public:
  - Neighborhood change
  - Noise
  - Transit
  - Affordable housing
  - Density
  - Development incentives
  - Bulk and scale
  - Parking
  - Public safety
  - Stormwater control
  - Maximizing sustainability



- 



# Final Environmental Impact Statement

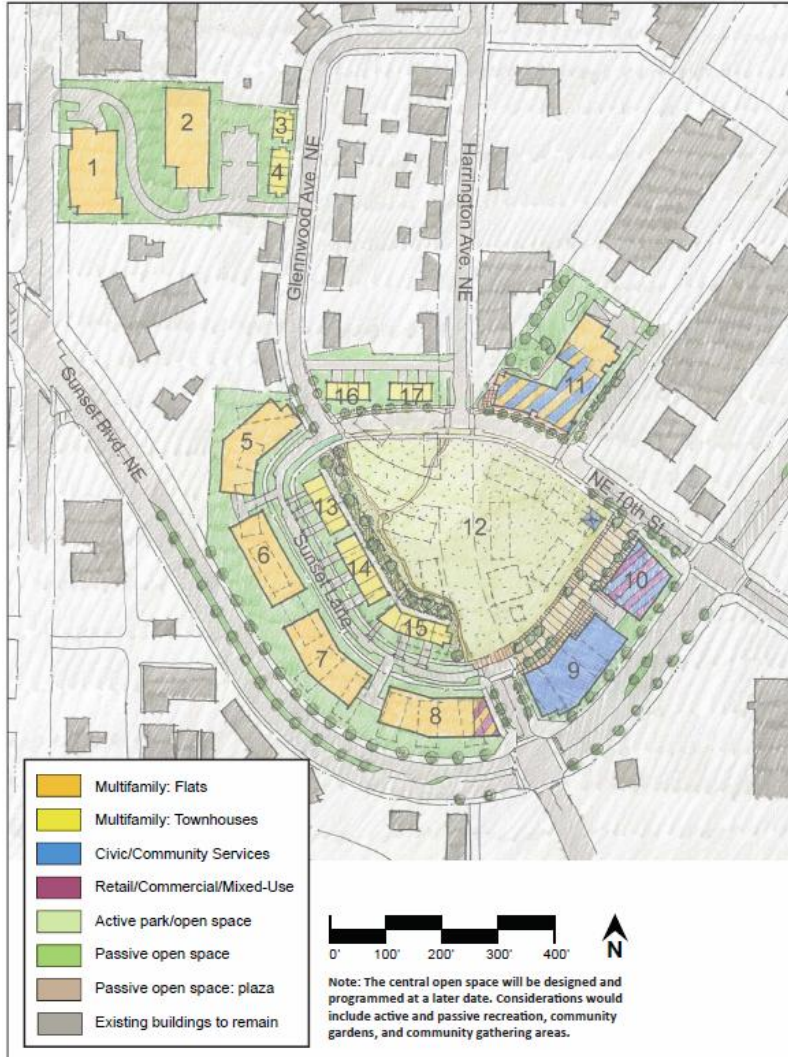


- Responds to all DEIS comments
- Tentative publication date- April 1, 2011
- Offers a modified Alternative 3 as the preferred alternative



# Preferred Alternative- Sunset Terrace

- Includes space for new Highlands Library
- Features widened Sunset Lane
- Neighborhood park serves existing and future residents
- Parking to be located on the street and under the buildings





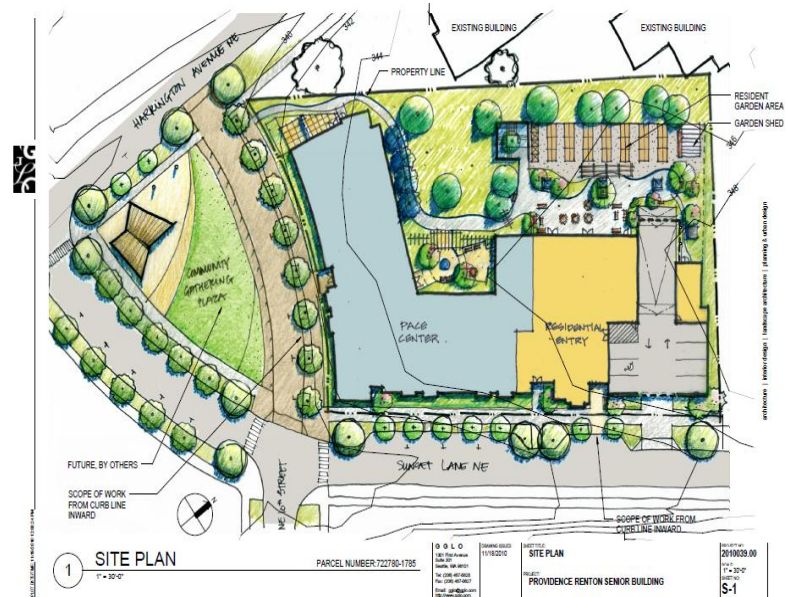
# Preferred Alternative- RHA Edmonds-Glenwood Project

- Northwest of Sunset Terrace
- Eight four-bedroom townhomes to be built on Glenwood
- Bulk and scale more compatible with the neighborhood
- Provides a relocation option for Sunset Terrace residents
- RHA Received \$1.95 million from King County



# Preferred Alternative- Providence PACE Facility

- Program for All-Inclusive Care for the Elderly
- Located behind the Tea Palace
- Proposed to be developed and managed by Providence Health Care
- Includes senior housing on the same site
- Providence has committed to fund PACE, but is still seeking federal grants for the housing



# Preferred Alternative- Hillcrest Superblock



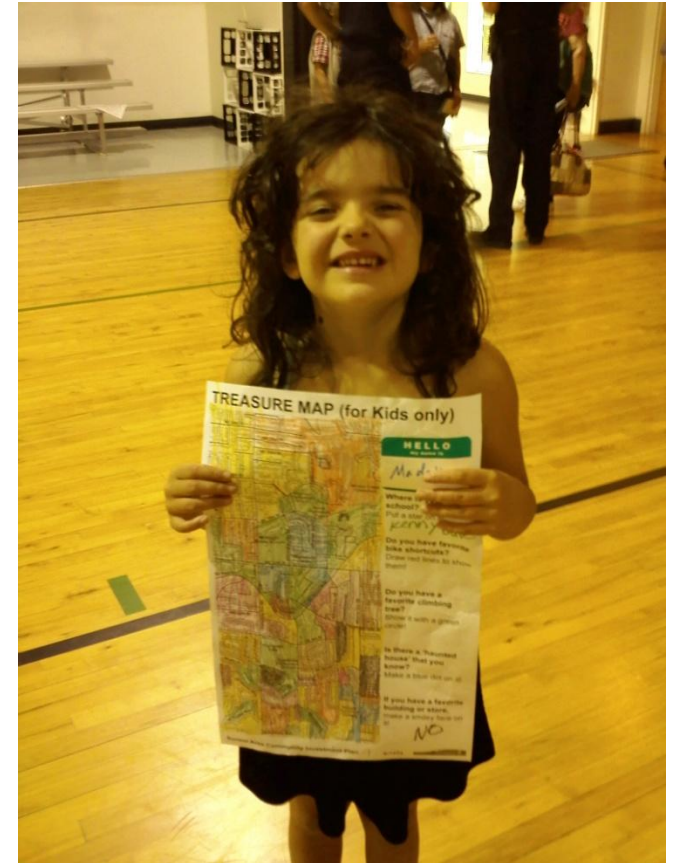
- Four scenarios for joint development of the superblock were developed last fall
- RSD is proceeding with design of a new Early Childhood Learning Center
- Will continue to explore opportunities for joint development in this location



# Planned Action

## Purpose:

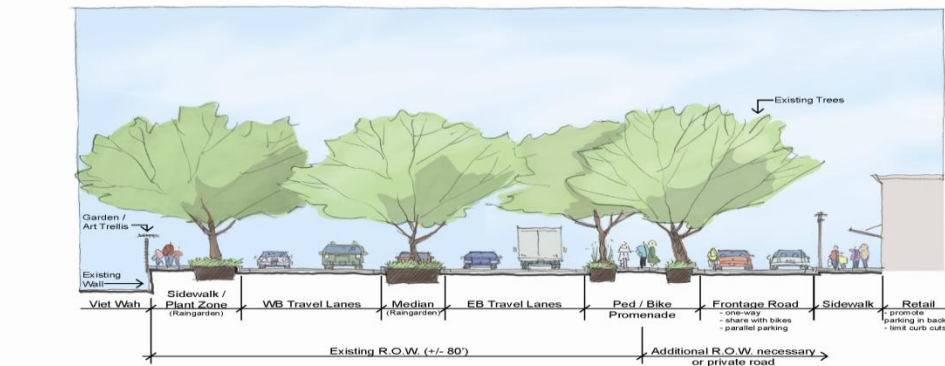
- Allowed by the State Environmental Policy Act (SEPA)
- Studies proposals in advance
- Development incentive
- More competitive for grant funding



# Planned Action

## Ordinance:

- Type of development allowed in area
- Identifies mitigation for development
- Further public review of proposals would be determined by future permit processes (e.g. Site Plan)



# Comprehensive Plan Amendments

- Allowed once per year, unless associated with Planned Action
- Adds necessary capital projects:
  - Water, wastewater, stormwater utility upgrades
  - New neighborhood park
  - Sunset Boulevard improvements
  - Green connections
- Other Amendments and updates to related plans and will occur during the regular cycle





# Next Steps- Planned Action and EIS

- **FEIS tentatively issued April 1<sup>st</sup>**
- **Planning Commission public hearing April 6, 2011 on CPAs & Planned Action Ordinance**
- **Tentative review and adoption by Council May 2011**
- **Implementation...**

